

Attachment 11

Subject: Site Inspection Report for Little High Valley LLC on December 18, 2024

17870 Little High Valley Road, Lower Lake

Attendees: Elliott/Claybon (County of Lake), Mark McDonald, and Travis Lisenbee (Little High Valley LLC).

This site inspection was conducted in response to an investigation regarding potential grading or clearing activities prior to the issuance of a valid Lake County Grading or cannabis cultivation permit.

The access road to the site is well-maintained, with effectively constructed water bars, and no signs of erosion or structural failure were observed.

Regarding the area of concern for clearing: Satellite imagery indicates that this area was previously cleared by an earlier owner between 2004 and 2005, resulting in the removal of a significant amount of established vegetation (see Attachment A). In September 2020, the property was acquired by 17870 Little High Valley Road LLC (refer to Attachment B). Subsequent satellite imagery shows that the property underwent further clearing between August 2020 and April 2021 (see Attachment C), affecting an estimated area of 256,000 ft² of vegetation. Interviews with project managers Mark McDonald and Travis Lisenbee confirm that this clearing was necessary to facilitate access for the removal of debris and abandoned vehicles left by the prior owner, which are partially visible in Attachment D. Additionally, part of this clearing was performed to install a permitted well and tank site. According to the project managers, the clearing was executed using a skid steer, resulting in minimal soil disturbance, as indicated in Attachment E.

As of the inspection date, the site has revegetated with volunteer plant species from the surrounding area (see Attachment F). A thorough examination of the site revealed no evidence of erosion or rilling. Given the site's topography, current state of vegetation, and the well-drained gravelly clay loam soil, all water runoff is effectively contained and absorbed onsite. Inspection of the site perimeter showed no indication of water or sediment discharge during recent significant rain events. Furthermore, the cleared area demonstrated no signs of soil disturbance greater than 6 inches below the original grade, with no evidence of vegetation clearing exceeding 5 inches in diameter at breast height (DBH) (see Attachment G).

Sincerely,

Tod M. Elliott

County of Lake Grading and Stormwater Inspector

Attachment A: 06-2005



Image USDA/FPAC/GEO

Imagery Date: 6/11/2005

Source: Google Earth Imagery



Doc # 2020011913
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 Date: 9/22/2020 03:42P
 Filed by: PUBLIC
 Filed & Recorded in Official Records
 of COUNTY OF LAKE
 RICHARD A. FORD
 COUNTY RECORDER
 Fee: \$95.00

Recording requested by (name):
and
 When recorded mail to
 and mail tax statements to:
Mark McDonald
P.O. Box 44
Fulton, Ca 95439

Recorder's Use Only

GRANT DEED

Assessor's Parcel No. (APN):
012-061-030-000
 Documentary Transfer Tax: \$ ZERO
 If exempt, enter R&T code: _____
 Explanation: _____

 Signature of Declarant or Agent determining tax

Declaration of Exemption From Gov't Code § 27388.1 Fee

Transfer is exempt from fee per GC § 27388.1(a)(2):

recorded concurrently "in connection with" transfer subject to Documentary Transfer Tax

recorded concurrently "in connection with" a transfer of residential dwelling to an owner-occupier

Transfer is exempt from fee per GC 27388.1(a)(1):

Fee cap of \$225.00 reached Not related to real property

For a valuable consideration, receipt of which is hereby acknowledged,
 GRANTOR(S) Mark Douglas McDonald, a married man as his
(owners who are signing deed)
sole and separate property
(current owner(s) form of title)
 hereby grant(s) to GRANTEE(S) 17870 Little High Valley LLC
(new owners, including current owners if staying on title)

(new owners, continued)
 as _____
(new owner(s) form of title)
 the following real property in the City of Lower Lake
 County of Lake, California (insert legal description):

SEE EXHIBIT 'A'

Date: 9/22/2020

 Date: _____

Mark Douglas McDonald
(Signature of declarant)
Mark Douglas McDonald
(Print name)

(Signature of declarant)

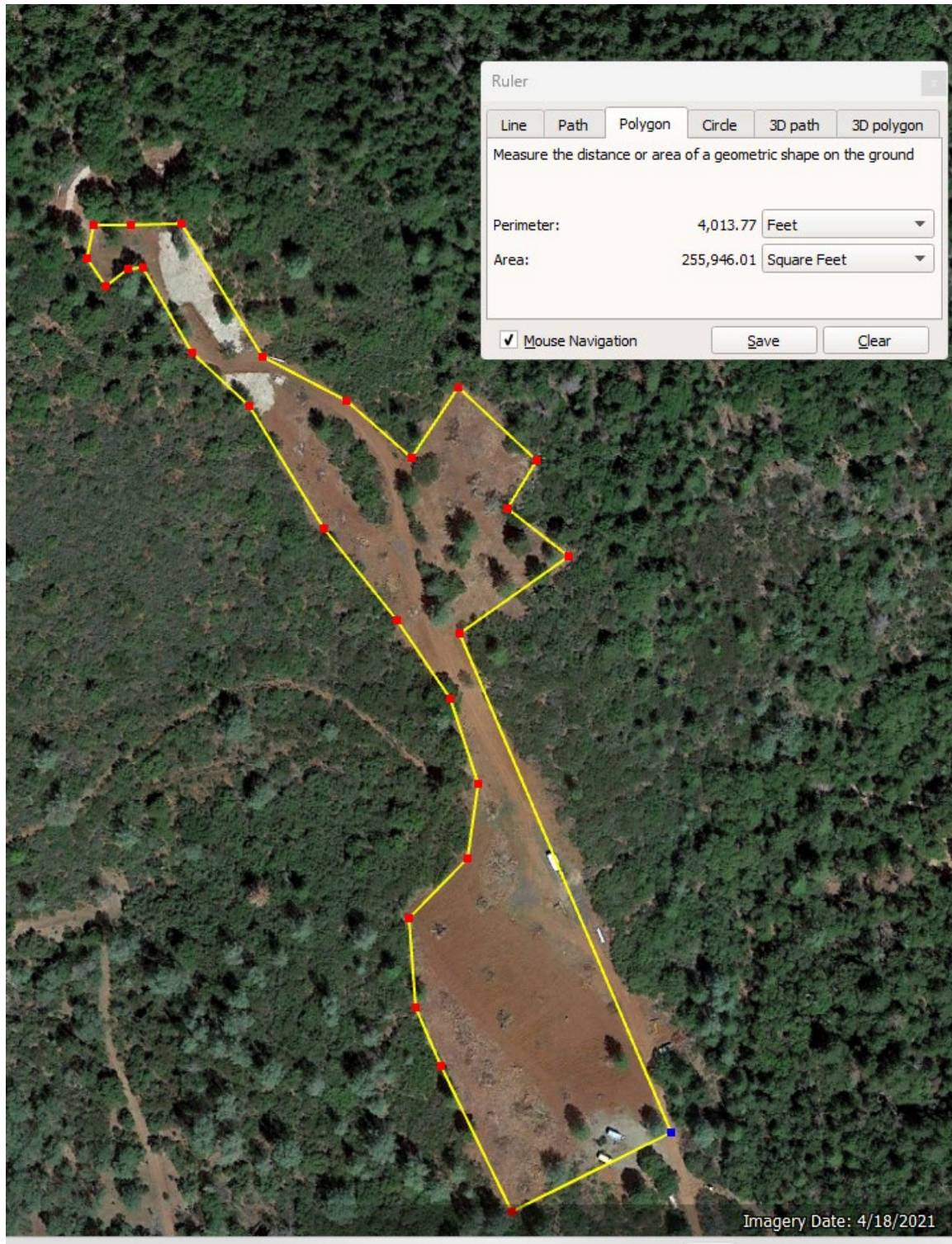
(Print name)

06/2024



Source: Google Earth Imagery

Attachment C: Estimated area affected by clearing.



Source: Google Earth Imagery 04/2021

Attachment D: Debris field abandoned vehicles



Source: Google Earth Imagery

Attachment E: Minimal soil disturbance, equipment tracks at 6 foot or less outside of track.



Source: Google Earth Imagery 04/18/2021